

CITY OF MUSKEGON  
MUSKEGON HOUSING BOARD OF APPEALS  
MEETING MINUTES  
09/6/07  
5:30PM

ATTENDANCE: Randy Mackie, Ed Simmons, Greg Borgman, Nick Kroes

ABSENT:

EXCUSED: Chris Carter, Kirk Kolberg, Jon Rolewicz

STAFF: Mark Kincaid, Jim Hoppus, Carmen Smith, Don LaBrenz, Ken Murar, Henry Faltinowski, Scott Vanderwier

GUESTS: Patrick Inglot (3480 Wilcox), Kelvin Cunningham (571 W. Clay)

Meeting minutes: A motion was made by Randy Mackie and seconded by Nick Kroes to approve the August 2007 minutes.

A roll call vote was taken:

<u>AYES:</u>	<u>NAYES:</u>	<u>EXCUSED:</u>	<u>ABSENT:</u>	<u>ABSTENTION:</u>
Greg Borgman				
Randy Mackie				
		Jon Rolewicz		
Nick Kroes		Chris Carter		
Ed Simmons		Kirk Kolberg		

Motion carried.

**DANGEREROUS BUILDING REVIEW CASES:**

**EN-060433 – 3480 Wilcox – Pat Inglot, 599 Grand Wood Ct NE, Grand Rapids, MI 49525**

Pat Inglot was present to represent case.

Mr. Inglot showed picture of proposed project. He said in the past two weeks they have been doing alot work on the house, the roof is complete, all new decking, windows set, interior framing completed. He said they are about \$35, 000 into the

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house already and will be putting another \$30,000-\$42,000 that would include plumbing, electrical & heating and hopes to be done in about 3 weeks. Greg Borgman asked if Mr. Inglot plans to sell the house which he answered no, the property was a great opportunity and hopes to eventually move into the house. Mark Kincaid said the only reason the case is back is because we had no contact with Mr. Inglot and the only permit issued was the building permit which expired 09/02/07 and Henry Faltinowski was just scheduled today to do a progress inspection because a rough-in can't be done without the other trades being conducted first. Nick Kroes asked how much time it will take to complete. Mr. Inglot said he plans to complete in about 3 weeks but finances are tight. Greg Borgman reminded Mr. Inglot that communication is very important. Ed Simmons asked if work was done without proper permits. Henry Faltinowski clarified that the building permit was issued but description was incorrect stating just for demolition even though the dollar amount was paid to complete rehab.

Ed Simmons made a motion to table case until November 2007 meeting and was supported by Nick Kroes.

A roll call vote was taken:

<u>AYES:</u>	<u>NAYES:</u>	<u>EXCUSED:</u>	<u>ABSENT:</u>	<u>ABSTENTION:</u>
Greg Borgman				Randy Mackie
		Jon Rolewicz		
Nick Kroes		Chris Carter		
Ed Simmons		Kirk Kolberg		

Motion carried.

#### **EN-040042 -571 W. Clay – Kelvin Cunningham, 571 W. Clay, Muskegon, MI 49440**

Kelvin Cunningham was present to represent case.

Mr. Cunningham said he realized after listening to first case that he's back before board because of lack of communication but was happy to say he had gotten a approved rough-in on the building. He said he had spoken to Ken Murar about the electrical issues and knows he needs to apply for an electrical permit but his finances had been his reason for non-progress. He stated he had been out of work due to knee replacement surgery since May 2006 and can't go back to his job because he can't perform it. Greg Borgman asked if Mr. Cunningham had gotten any help. Mr. Cunningham stated he had inquired about help but didn't quality and Neighborhood Investment Corporation had run out of funds at the time he inquired and the program

was a 1 to 2 ratio but he didn't have initial funds to put up front. Mr. Cunningham said he still maintains that what caused the initial inspection of the foundation wall that was concaved upon inspection it was revealed that the problem was exterior not a danger to the building. Upon looking inside the home they called out issues that were electrical that he had added himself and he appreciated the importance of proper installation but when they said he had to rewire entire home he felt that went above and beyond what was needed. He said he put new service and that was approved. He said home has been in the family for 50 years or more and it's not a rental. Greg Borgman said statistics show electrical fires have dropped since it has been monitored. Greg Borgman asked input from Electrical Inspector Ken Murar,. Ed Simmons referred to pictures from 2004 and asked if things had been corrected. Mr. Cunningham said all the living areas have been corrected. Ken Murar said he was there about 1-1/2 years ago for a progress inspection. Mr. Cunningham asked if he has to rewire the entire house or just address items in basement that he had added. Ken Murar said in rewiring he could utilize code compliant wire that he already has but it has to be installed code compliant in an approved method. Ken Murar reviewed pictures and showed what items needs to be corrected and what methods are approved. Ken Murar suggested he check with CNS to see if he might qualify now for program and at that time Ken said he could meet with Mr. Cunningham. Nick Kroes asked if case comes back if Mr. Cunningham would provide a proposal as to how he plans to complete repairs.

Motion made by Randy Mackie and seconded by Ed Simmons to table case until October 2007 meeting to allow owner time to inquire about programs to help him financially to complete repairs.

A roll call vote was taken:

<u>AYES:</u>	<u>NAYES:</u>	<u>EXCUSED:</u>	<u>ABSENT:</u>	<u>ABSTENTION:</u>
Greg Borgman				
Randy Mackie				
		Jon Rolewicz		
Nick Kroes		Chris Carter		
Ed Simmons		Kirk Kolberg		

Motion carried.

### **DANGEROUS BUILDING NEW CASES**

**EN-070047 – 1641 Beidler – Westside Leasing LLC, 1635 Beidler Street, Muskegon, MI 49441**

No one was present to represent property.

Mark Kincaid stated we do have active permits on the property but the reason it was brought before the board because we've had no rough-in inspections and no indication that anything has been done at all. The building permit will expire in October 2007 and the electrical permit will expire in November 2007 and we have had no contact with owner. No mechanical or plumbing interior inspections have been conducted.

Motion made by Nick Kroes and seconded by Randy Mackie to table case until November 2007 meeting.

A roll call vote was taken:

AYES:                      NAYES:                      EXCUSED:                      ABSENT:                      ABSTENTION:

Greg Borgman  
Randy Mackie

Jon Rolewicz

Nick Kroes

Chris Carter

Ed Simmons

Kirk Kolberg

Motion carried.

### **PROPERTY MAINTENANCE CODE APPEAL CASE**

**1942 Nevada, Sean Mullally, 850 Victor, N. Muskegon, MI 49445**

No one was present to represent property.

Staff Recommendation: Deny appeal

Motion made by Randy Mackie and supported by Ed Simmons to accept staff recommendation.

A roll call vote was taken:

AYES:                      NAYES:                      EXCUSED:                      ABSENT:                      ABSTENTION:

Greg Borgman  
Randy Mackie

Jon Rolewicz

Nick Kroes

Chris Carter

Ed Simmons

Kirk Kolberg

Motion carried.

OLD BUSINESS:

Greg Borgman reported that St. Paul's church has deeded property at 487 W. Clay to the Heritage Association and their intent is to sell and infill. Nick Kroes reported 143 W. Southern is coming upon 180 days of boardup and may need to go before Historic Commission and asked if notification could be given to HDC before it comes before the Housing Board of Appeals. Don LaBrenz suggested that someone from the Inspections Department attend Historic District Commission meetings to alert them to properties in question and discuss properties they are concerned about.

NEW BUSINESS:

**ADJOURNMENT:                    6:25 PM**

CITY OF MUSKEGON

**AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF  
THE CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES.**

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, upon twenty-four hours notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following.

Ann Becker, City Clerk  
933 Terrace Street  
Muskegon, MI 49443  
(231) 724-6705 or TDD (231) 724-6773